

PLANNING BOARD

Minutes - May 14, 1973

Members Present: Thomson, Bridges, Cogswell, Hannaford, Kulmala, Pugmire and Santomenna

Mr. Thomson handed out copies of a summary reflecting the Aeronautics Commission's point of view regarding the enlargement of Hanscom Field. There will be a Hearing in Concord on May 17 regarding this issue. Public Law Memos were given to Mr. Santomenna for his perusal and a copy of Enabling Legislation for Zoning and Planning. It is hoped that each member of the Board will read the latter.

It was suggested by Mr. Thomson that the Board members study Section 3 B 4 (Page 5) of the Rules and Regulations - Performance Guarantee. Mr. Hannaford recommended that road foundation specifications in Section 5 B 4 (Page 11) be modified and require a wider foundation so that the paving edges will not crumble as readily. He suggested that there be a 3 foot additional road foundation on each side. He also feels that it should be specified that the gravel be compacted by a roller instead of having it compacted by truck. It was requested that Mr. Hannaford bring in proposals to the next meeting.

Mr. Bridges suggested a 20 foot wide paved road and a 5 foot wide Bicycle/Footpath for new subdivisions, as it is felt that a narrower road would slow down traffic and be an added safety feature. However, since this would mean a Town By-Law Change (Art. IV, Sect. 12, 3) and since similar proposals have been turned down three times, the Board did not consider this.

Mr. Cogswell had received the step-by-step proposal on Woodstock Subdivision from Mr. Holland of Cleverdon, Varney and Pike that he had requested. The cost estimate was considerably less than what was paid to Mr. Perley and Mr. Cogswell was satisfied with the proposal he received. Mr. Cogswell felt the Board should seriously consider having the services of an engineering firm to back up the Planning Board rather than that of an individual. The Selectmen have hired Cleverdon, Varney and Pike for health matters. Mrs. Kulmala pointed out that this firm will do what they are asked to do but they are not planners and will not be imaginative. It was felt that this was not important. Mr. Santomenna moved that the Board henceforth consider the firm of Cleverdon, Varney and Pike as the firm that the Planning Board should consult when engineering services are necessary. This motion was passed.

Mr. Cogswell reported that Mr. Finigan would like the Board and the

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Town to compile a list of jobs to be completed in the Woodstock Subdivision by July 1. This would include grading, headwalls, drainage, etc. Since Mr. Perley had made up a list in the fall, Mr. Cogswell would like Mr. Perley to work with Mr. Roger Davis on such a list. This list will be submitted to the Board and the Board will check it and give it to Mr. Finigan. Board members are invited to accompany Mr. Perley and Mr. Davis.

Mr. Cogswell reported that the work on Indian Hill No. 2 has been completed as requested. It was inspected by Mr. Davis and Mr. Peckham had reported that everybody seems to be satisfied. Mr. Cogswell had already submitted an Article for the June 6 Town Meeting. Regarding this matter, the Planning Board adopted three motions to do the following:

1. Recommend the acceptance of Indian Hill No. 2 or Autumn Lane extension at Town Meeting
2. Return \$250.00 certified check for repair guarantee to Deck House, Inc.
3. Return Passbook with \$2000.00 balance to Deck House, Inc.

No one was present to submit preliminary plans for subdivision of the former Iffland property on School Street so the item was passed.

Mr. William Melia has declined the appointment to serve on the S.I.L.C. sub-committee for solid waste disposal. The Board will decide on another name to be submitted to the Selectmen.

Since Mr. Bridges had offered to serve on both the Bicycle/Footpath Committee and the Historic District Commission, the Selectmen would like him to serve as an alternate on the Historic District Commission. They wished to appoint Jim Gallagher who has served as an alternate for four years as a regular member. This was approved by Mr. Bridges and the Board.

Notice was received that the Board of Appeals had given approval for an addition to the Bocher House on Concord Street.

Mr. Bridges submitted "Changes to Rules and Regulations Re: Bike Footpath" as written by the Town Meeting authorized committee on the subject. These "Changes" will be considered part of these minutes. He also showed a diagram of a cross section of a road which he suggested be incorporated in our new rules. Mr. Thomson suggested that there might be as much as a five foot offset in roads and this would preserve an 8 foot shoulder. As a guide to developers it was felt that the minimum of an 8 foot shoulder should be included in the Rules and Regulations. Mr. Santomenna questioned the legality of 5-C 1-b and Section 4-B 3. He will check these. Stub

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streets are included in this plan as there is always the possibility that these streets may be continued. Mr. Bridges will add the word "meander" to the definition of Bike Footpaths and also he will include the offset suggestion and the eight foot shoulder requirement. The question of paths for horses was raised and it was explained that woods paths, which will be unpaved, are for the use of horses.

A letter had been received from Acton attorneys, D'Agostine and Kadison with a preliminary subdivision plan for Log Hill Estates. The subdivision, to be built by Charles Dexter, is to contain 46 lots, 3 lots are in Carlisle. The only exit of this subdivision would be thru Carlisle via a proposed extension of ~~Log Hill Road~~^{Woodland}. Removal of an existing house owned by Mr. Dexter would be necessary. Neither the plans nor the letter said what the Carlisle Planning Board was to approve nor did it properly identify lots in Carlisle. Mr. Santomenna will try to find out what the law firm wanted the Planning Board to consider or approve and Mr. Thomson will contact the Acton Planning Board and ask them if they have this subdivision under consideration and what they are planning to do.

Mr. Thomson suggested that the Planning Board make public a philosophy that it is opposed to spot zoning and would like to see commercial use stay in the center of Carlisle. The Board should review the zoning areas in the Town that are spot zoned. He also suggested that the Board ask the Town to remove the property on Bedford Road (once used for the sale of candy) across from Parke Mathematical Lab from the commercial category and place it back as residential property since that is it's current use. Mr. George Senkler, owner of both the Parke Math Lab property and the Bedford Road property was present and said he felt that he was being singled out since his property was the only one mentioned. He is strongly opposed to changing the zoning on the Bedford Road property which he purchased as an investment.

Mr. Donald Cochran was present and spoke for the Board of Appeals. He pointed out that rules for special permits should be reviewed and tightened up. Presently the Veterinary Hospital and the Riding Academy are operating under Special Permits. Mr. Cochran suggested that the discretion of the Board of Appeals be narrowed as to uses or to certain areas. Perhaps this is the time to decide whether we want a compact commercial area rather than a spread out commercial area. He also felt existing uses of commercial property should be reduced.

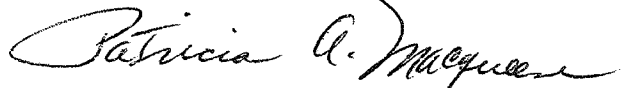
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It was reported that the Planning Board will be asked to become involved in further land acquisitions of the Town. The Davis-Banta land is still under consideration with the School Committee attempting to work out details. The Town is negotiating with Mrs. Conant on some of her land. However, she wants to know how much of her land the Town would want to buy and the use to which it will be put.

At the request of the Selectmen, Mr. Cogswell will write a letter to Mr. Arthur Brownell of the Department of Natural Resources to ask what the State has planned for the Farnham Smith property and express concern as to whether the State has plans for any major road construction. It should be pointed out that traffic problems must be considered. It is hoped that the Town may participate in planning for Recreation. The Town should also know what access road (Route 2 or 3) the State will advocate. The Town should also retain some water rights for future use. It is hoped that Carlisle can participate in all phases of planning for this area which will be on Lowell Road north to the Town line, over to Tophet Swamp and surround Wolf Rock Road. It will not cross Lowell Road as the State does not wish to straddle a major artery. Mr. Pugmire volunteered to contact Mr. Peckham and work with him on this project.

Due to a holiday, the next meeting will be changed to Tuesday, May 29 at 8 P.M. This meeting was adjourned at 11:15 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary



Town of Carlisle

MASSACHUSETTS 01741

GEORGE R. COGSWELL, JR., Clerk
698 Concord Road
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

AGENDA

May 14, 1973

Townhouse

- (1) Review of preliminary plans for subdivision of the former Iffland property on School Street.
- (2) Work on wording of by-law changes.
- (3) Formulate bicycle/footpath rules and regulations for new subdivisions.
- (4) Spot zoning review.
- (5) Discussion of release of funds on Indian Hill Subdivision #2 to Deck House, Inc.